

1943 Profile of the St. Mary's Park, Bronx area

from the 1943 *New York City Market Analysis*



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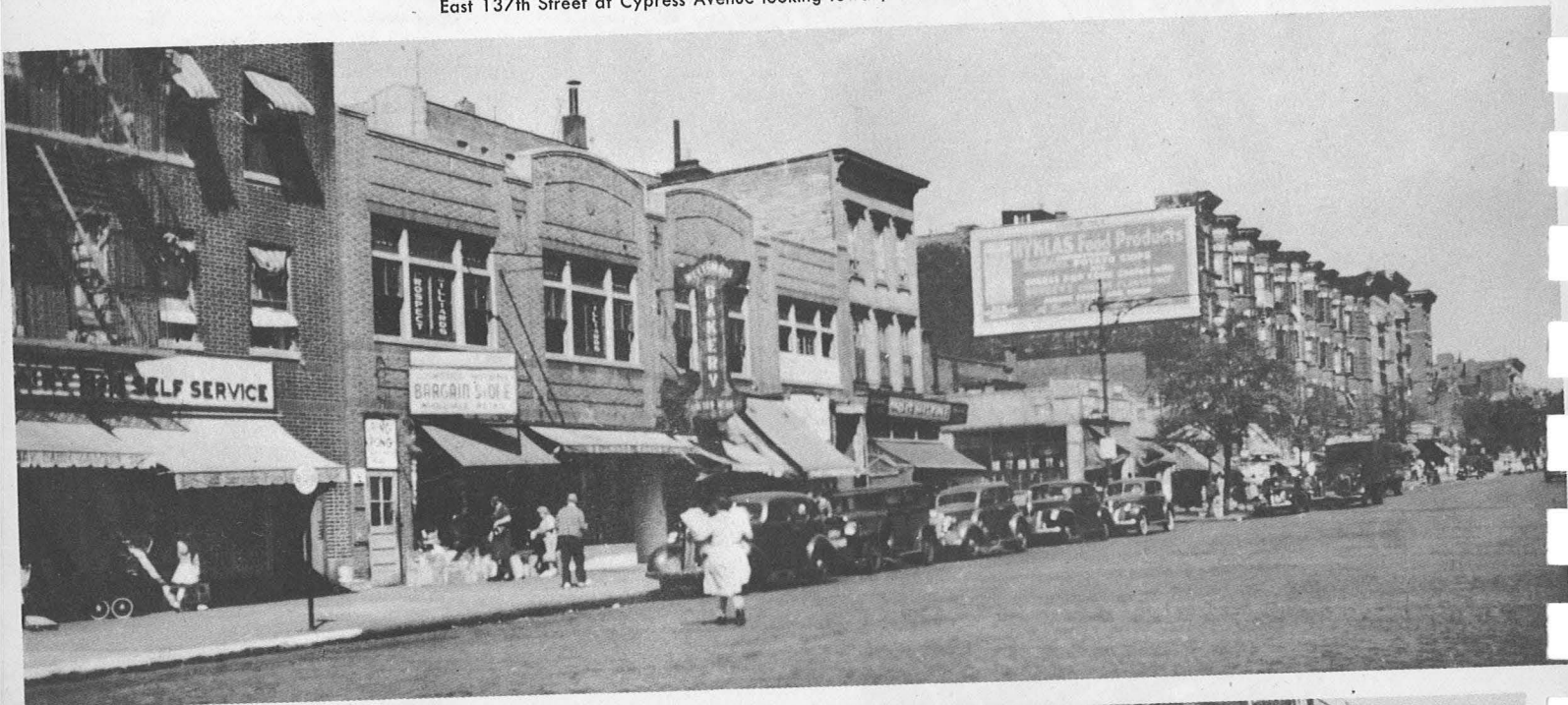
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BRONX 2

St. Mary's
Park



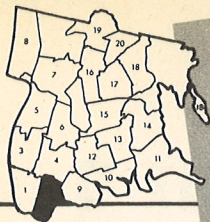
East 137th Street at Cypress Avenue looking toward St. Ann's Avenue



Above: Prospect Avenue from East 149th Street looking north



Right: Avenue St. John and Kelly Street



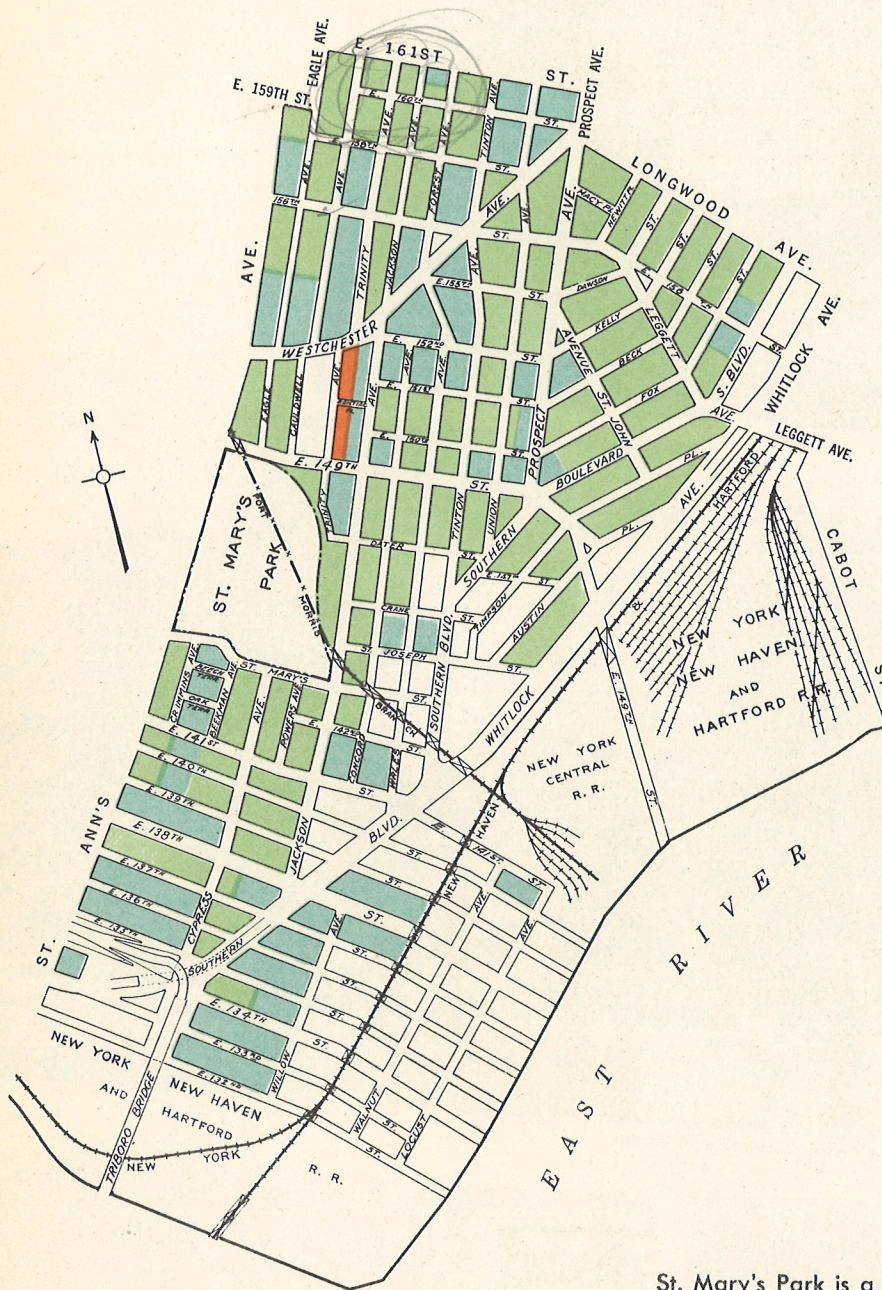
NEW YORK CITY MARKET ANALYSIS

Compiled by
THE NEWS
THE NEW YORK TIMES
DAILY MIRROR
JOURNAL-AMERICAN

BRONX

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St. Mary's Park



POPULATION 93,823
(larger than Schenectady, N.Y.)
Native white 57,948
Foreign-born white 34,303
Negro 1,485
Other races 87

Foreign-born: Russian and Central European Jews in the east, Irish below the park, scattered Italians. Negroes in the north central region.

FAMILIES 24,900
—owner families 718
—tenant families 24,182

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	21
100-149	6,000-9,999	61
75- 99	4,500-5,999	88
50- 74	3,000-4,499	1,058
30- 49	1,800-2,999	16,039
40- 49	2,400-2,999	3,358
30- 39	1,800-2,399	12,681
Under 30	Under 1,800	7,314
Unknown		319

Median family expenditure \$2,035
Average family expenditure \$2,100

RESIDENTIAL STRUCTURES 2,460
—one-family houses 340
—two-family houses 410
—three-or-more-family houses 1,710

St. Mary's Park is a lower middle-class market. There are many tenement and frame houses adjacent to the Westchester Avenue and 149th Street area. Most homes are old. The better sections have good apartment houses and many individual homes. In the area adjacent to the New York, New Haven and Hartford Railroad, there is much diversified industry. Block-long factories are convenient to the Whitlock Avenue approach to Manhattan and Long Island via the Triborough Bridge. Retail trade is naturally provided on many streets in so dense a section. Most of the better stores are on Westchester, Longwood, Prospect, and St. Ann's Avenues, 149th Street and Southern Boulevard.